

All that certain lot situated in the Municipality of Murrysville, County of Westmoreland and Commonwealth of Pennsylvania, being known as Lot No. 11 in the LaVale Plan of Lots as the same is recorded in the Office of the Recorder of Deeds of Westmoreland County, Pennsylvania in Plan Book Volume 90, Pages 2376 and 2377, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on Tarr Hollow Road at the dividing line between Lot No. 10 and Lot No. 11; thence along said dividing line North 89 degrees 17' 58" West 217.44 feet to a point; thence South 16 degrees 55' 37" West 100.07 feet to a point on the dividing line between Lot No. 11 and Lot No.12; thence South 89 degrees 17' 58" East 243.15 feet along said dividing line to a point on Tarr Hollow Road; thence North 00 degrees 42' 50" East 53.93 feet to a point on Tarr Hollow Road; thence North 03 degrees 44' 30" East 42.21 feet to a point of the beginning.

SUBJECT to exceptions, reservations, easements, restrictions, conditions, coal and mining rights, oil and gas rights incidental thereto, as the same may appear in prior instruments of record.

SUBJECT to the restrictive covenants recorded in the Office of the Recorder of Deeds of Westmoreland County, Pennsylvania in Deed Book Volume 3353, pages 647 and 648.

BEING the same property which Dean Borst and Nancy A. Borst, his wife, granted and conveyed to Brian k. Wright by Deed dated July 27, 1998 and recorded in the Office of Recorder the Recorder of Deeds of Westmoreland County, Pennsylvania in Deed Book Volume 3599, pages 284, 285, 286 and 287.